



**Tom Parry**

2 Llainwen , Blaenau Ffestiniog, LL41 4PW

**£60,000**

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Tom Parry & Co are delighted to offer this stone cottage nestled in the picturesque location of Pant Llwyd, Llan Ffestiniog, this charming mid-terrace stone cottage presents a wonderful opportunity for those seeking a project in a stunning setting. The property boasts three bedrooms and two inviting reception rooms. While the cottage is in need of renovation, it is priced accordingly, allowing you to tailor the home to your personal taste and style. The potential for transformation is significant, and with a little imagination, this property could become a delightful retreat.

One of the standout features of this home is its breath-taking views of the Moelwynion mountain range, set within the renowned Eryri National Park. This idyllic backdrop offers a perfect escape for nature lovers and outdoor enthusiasts alike, with countless opportunities for hiking, cycling, and exploring the stunning Welsh landscape. This property is not just a house; it is a chance to create a home in a truly remarkable location. Whether you are looking for a permanent residence or a holiday getaway, this mid-terrace cottage in Blaenau Ffestiniog is a rare find that promises both character and potential. Do not miss the opportunity to make this charming property your own.

**OUR REF:BF1556**

Tenure: Freehold  
Council band Tax : A  
No onward chain.

### ACCOMMODATION

All measurements are approximate .

### GROUND FLOOR

#### Living Room

4.62 x 2.78 (15'1" x 9'1")

With a tiled fireplace, exposed ceiling beams, fitted book shelving

#### Kitchen/Breakfast Room

4.64 x 1.90 (15'2" x 6'2")

With hot and cold stainless steel sink, wall and base cupboards, exposed ceiling beams, under stairs store area

#### Dining Room

5.18 x 3.11 (16'11" x 10'2")

With door out to rear garden

### FIRST FLOOR

#### Bedroom 1

3.35 x 2.73 (10'11" x 8'11")

With built in wardrobe.

#### Bedroom 2

2.26 x 2.74 (7'4" x 8'11")

With Night storage heater.

#### Bedroom 3

2.21 x 1.90 (7'3" x 6'2")

#### Bathroom

With Shower cubicle, wash hand basin and W.C.

### EXTERNALLY

with flagged front fore garden

Small rear garden with right of way.

### SERVICES

Mains water, electricity and drainage

### MATERIAL







NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.  
THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.

